

CHAPTER 25. ZONING

DIVISION H. OVERLAY DISTRICTS

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ARTICLE L. Urban Service Overlay (USO) Districts

§ 25-501. Purposes

A. The purpose of the Urban Service Overlay District is to recognize those areas in which the county has a substantial investment in facilities and other resources to provide an urban level of public service to its citizens. These areas have been recognized as significant to the well-being of all citizens of the county, and have been declared by law, in some cases in which such declaration has been deemed necessary, to be immune from annexation and from the incorporation of new cities.

B. The provisions of this article are intended to establish additional regulations within the Urban Service Overlay Districts designed to protect the investment of the landowners within the district, as well as the county itself, in the growth and development of these communities.

§ 25-502. Reserved

§ 25-503. Reserved

§ 25-504. Limited access to public streets

A. All uses shall have access designed so as not to impede traffic on any designated thoroughfare or other street. No more than one entrance per 800 feet of frontage along a designated thoroughfare shall be permitted. Access to properties along a designated thoroughfare may be achieved by one or more of the following:

1. The provision of shared entrances, interparcel travelways or on-site service drives connecting properties.
2. The development of a new public street.
3. The development of internal travelways within a multifamily, commercial or office complex.

B. Parcels of land existing at the time the district is zoned Urban Service Overlay shall not be denied access to a public street if no reasonable joint or cooperative access is possible, and provided that such access is approved by the Virginia Department of Transportation.

C. Parcels of land created after the district is zoned Urban Service Overlay do not have the right of access to a public street if such access would result in a violation of paragraph A of this section.

State law reference—Virginia Code § 15.2-2121.

(Ord. 6/26/02, eff. 7/1/02)

§ 25-505 Repealed (11/26/13)

Articles LII through LV. Reserved